002.A	0003	0136.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	918,900	/	918,900
USE VALUE:	918,900	/	918,900
ASSESSED:	918,900	/	918,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAKADZANGE AZURE TARIRO
Owner 2:	
Owner 3:	
Street 1:	28 TREVOR LN
Street 2:	
Twn/City:	HOPKINTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01748 Type:

PREVIOUS OWNER

Owner 1:	OPPEDISANO FRANK A -
Owner 2:	OPPEDISANO FRANCES MELISSA -
Street 1:	9 AUNT DORA`S LANE
Twn/City:	YARMOUTH
St/Prov:	MA Cntry:
Postal:	02670

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Vinyl Exterior and 1570 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	915,600	3,300		918,900
Total Card	0.000	915,600	3,300		918,900
Total Parcel	0.000	915,600	3,300		918,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 585.29 | /Parcel: 585.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 002.A-0003-0136.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	915,600	3300	.		918,900		Year end	12/23/2021
2021	102	FV	889,000	3300	.		892,300		Year End Roll	12/10/2020
2020	102	FV	875,700	3300	.		879,000	879,000	Year End Roll	12/18/2019
2019	102	FV	781,800	3500	.		785,300	785,300	Year End Roll	1/3/2019
2018	102	FV	691,700	3500	.		695,200	695,200	Year End Roll	12/20/2017
2017	102	FV	423,500	3500	.		427,000	427,000	Year End Roll	1/3/2017
2016	102	FV	427,300	3500	.		430,800	430,800	Year End	1/4/2016
2015	102	FV	394,900	3600	.		398,500	398,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO FRAN	114-80		1/13/2011		390,000	No	No		
OPPEDISANO FRAN	38-24		11/28/2010	Convenience		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2021	Mail Update	JO	Jenny O
5/9/2018	Measured	DGM	D Mann
6/26/2013	Info Fm Plan	BR	B Rossignol
1/20/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8229																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	21:20:20

LAST REV

Date	Time
09/30/21	11:25:53

jorourke

PAT ACCT. 15769

User Acct: 312036
GIS Ref:
GIS Ref:
Insp Date: 05/09/18

!15769!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	1553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	11 - Membrane		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.600000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.31878972
Const Adj.:	1.02601731
Adj $ / SQ:	412.696
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1124866
Depreciation:	209225
Depreciated Total:	915641

COMMENTS

GLA=1570.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
GLA: 1570,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	635.55
Special Features:	0	Val/Su Net:	583.18
Final Total:	915600	Val/Su SzAd	583.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,570	412.700	647,932

Net Sketched Area:	1,570		Total:	647,932	
Size Ad	1570	Gross Area	1570	FinArea	1570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.A-0003-0136.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X17	A	AV	1980	31.34	T	31.2	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300